

REO VALUE-ADD MULTI-TENANT RETAIL CENTER

*Shoppes Of Knollwood
2131 - 2211 South Neil Street
Champaign, IL 61820*



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Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

An aerial photograph of a commercial property, likely a shopping center or strip mall. The building is a long, single-story structure with a flat roof and several large windows. Various business signs are visible on the building's facade, including "Cafe", "CHINA KING", "everside", "WILD BIRDS & MORE", "Direct Travel", "CANADIAN GRILL", "LASIK", and "GP Minuteman Press". A large, green number "1" is superimposed over the center of the image. The property is surrounded by a large parking lot with many empty spaces, and there are trees and landscaping around the building. The background shows more trees and some distant buildings.

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
In-Place NOI	Approx. \$148,325
Building Size:	38,517 SF
Lot Size:	5.62 Acres
Occupancy:	65.6%
Year Built:	1998
Zoning:	CG
Traffic Count:	Approx. 20,000 VPD
Parking:	347 Spaces

Property Overview

The Shoppes of Knollwood features a 38,517-square-foot multi-tenant retail center across two (2) buildings on 5.62 acres along South Neil Street in Champaign, Illinois. Constructed in 1998 and zoned CG: Commercial General District, the center is currently 65.6% occupied, offering investors a rare opportunity to acquire a positive cash flowing retail property with the ability to add value through lease-up and stabilization. The center features excellent visibility, multiple access points, and ample surface parking with 347 spaces, serving a diverse tenant mix that includes healthcare, financial, and service-oriented users. Strategically positioned less than two (2) miles south of the University of Illinois, The Shoppes of Knollwood benefits from consistent traffic, strong surrounding retail demand, and proximity to major national and regional retailers. With its prime location, durable construction, and clear potential for enhanced income generation, The Shoppes of Knollwood presents investors with an exceptional opportunity to acquire a well-located retail asset in a thriving Champaign corridor.

Property Highlights

- Currently 65.6% occupied, presenting a compelling value-add investment opportunity through lease-up and stabilization to an already positive cash flowing asset
- Excellent visibility and accessibility with multiple ingress/egress points and 347 surface parking spaces
- Less than two (2) miles south of the University of Illinois campus, benefiting from strong local demand and steady traffic

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847.780.8063
mtarshis@frontlinerepartners.com

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Executive Vice President

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arubin@frontlinerepartners.com

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zpearlstein@frontlinerepartners.com

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RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION



Location Description

The Shoppes of Knollwood is strategically located along South Neil Street in Champaign, Champaign County, Illinois. Champaign is the ninth-largest city in the state with a population of approximately 89,000, while Champaign County is home to over 210,000 residents. The city is part of east-central Illinois' dynamic Urbana-Champaign metro area—home to the University of Illinois at Urbana-Champaign, the state's flagship university and a major economic driver supporting innovation, research, and a highly skilled workforce. Positioned along one of Champaign's premier commercial corridors, the Property benefits from strong visibility, easy access, and a vibrant mix of surrounding retail, office, and service uses. The location offers direct connectivity to key area roadways, including I-74 (east/west) and I-57 (north/south), both within four (4) miles, and is easily accessible via South Neil Street, Kirby Avenue, and Windsor Road. Nearby national retailers include Harvest Market, ACE Hardware, Starbucks, Moe's Southwest Grill, Smoothie King, Oberweis Ice Cream, Taco Bell, Steak 'n Shake, and McDonald's, among others. Major employers in the area include the University of Illinois, Carle Health Systems, Kraft-Heinz, and Presence Health. Zoned CG: Commercial General District, The Shoppes of Knollwood supports a broad range of retail, service, and office uses. The Property is ideally positioned less than one (1) mile from the University of Illinois campus, approximately two (2) miles south of Downtown Champaign, and less than five (5) miles from Willard Airport in the adjacent Village of Savoy.

Champaign's retail market remains one of the strongest in downstate Illinois, supported by stable demographics, consistent university-driven demand, and limited new supply. The South Neil Street corridor in particular has emerged as a leading retail destination, attracting national and regional tenants seeking proximity to the University and the surrounding residential population. With high traffic counts, strong purchasing power, and a growing base of students, professionals, and families, this location offers exceptional visibility and long-term growth potential for both local and national retailers.

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Principal

847.780.8063
mtarshis@frontlinerepartners.com

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Executive Vice President

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BIAGGI'S
RISTORANTE ITALIANO

2229

3,496 SF AVAILABLE

2227

1,600 SF AVAILABLE

2225

1,600 SF AVAILABLE

PERSPIRE[®]
SAUNA STUDIO

Miracle-Ear[®]

charles SCHWAB

Edward
Jones

Storage

2213

1,600 SF AVAILABLE



2149

1,600 SF AVAILABLE

2147

1,600 SF AVAILABLE

CHINA KING

everside[™]
HEALTH[™]

2141

1,462 SF AVAILABLE

Direct Travel



VisionPoint
EYE CENTER



SOUTH NEIL STREET – 20,900 AADT



LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

RETAILER MAP



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

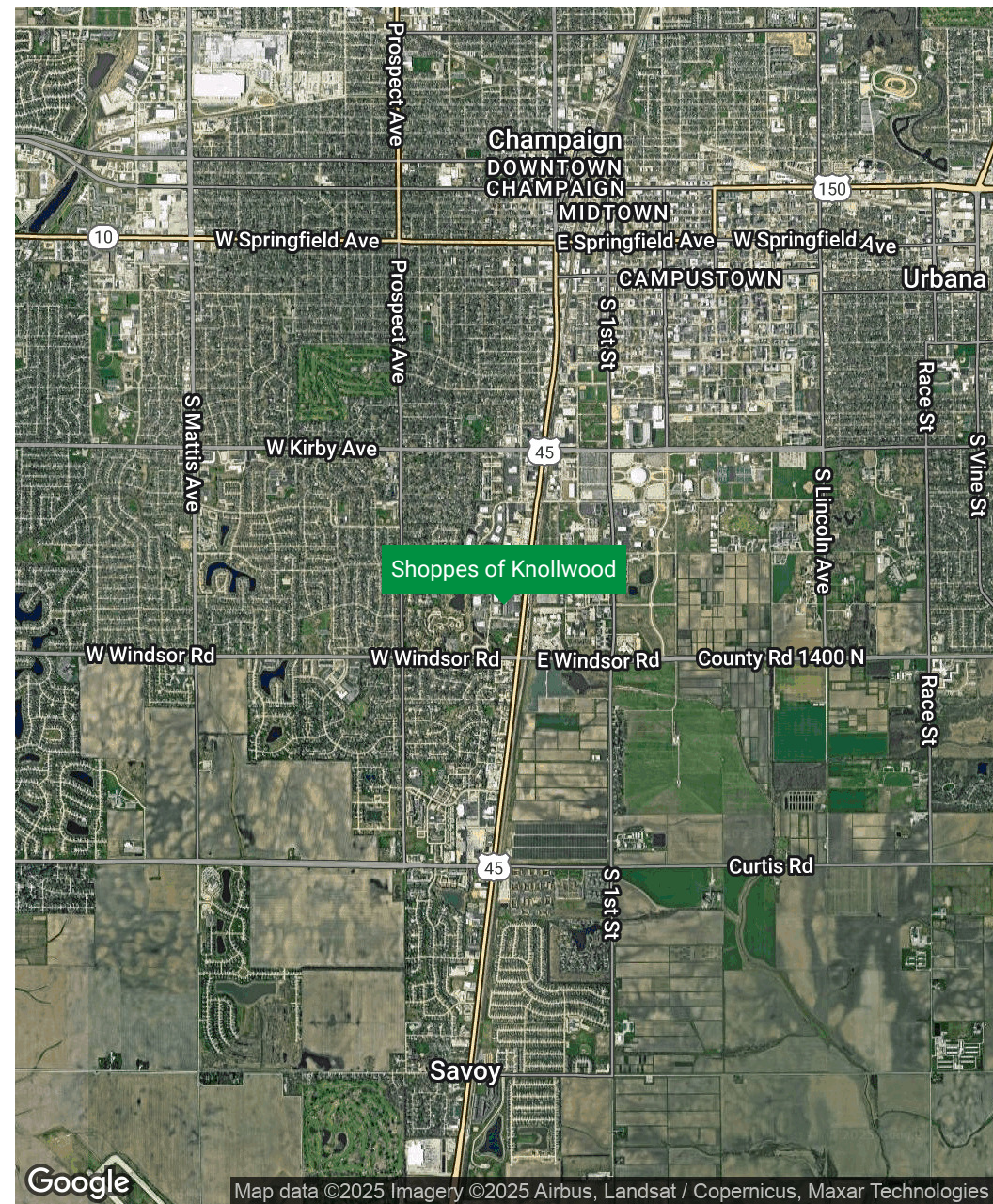
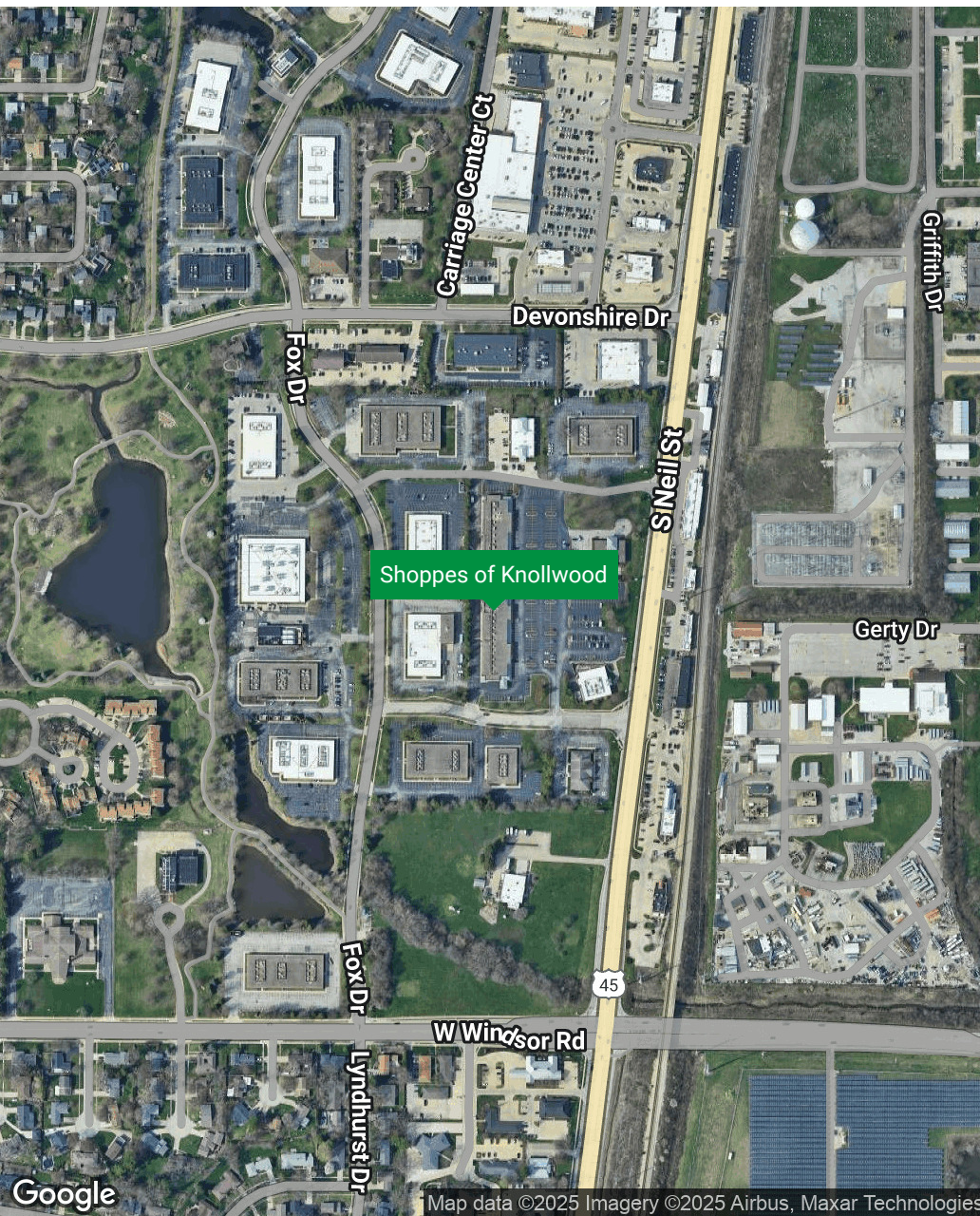
847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

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LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

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Senior Vice President
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zpearlstein@frontlinerepartners.com

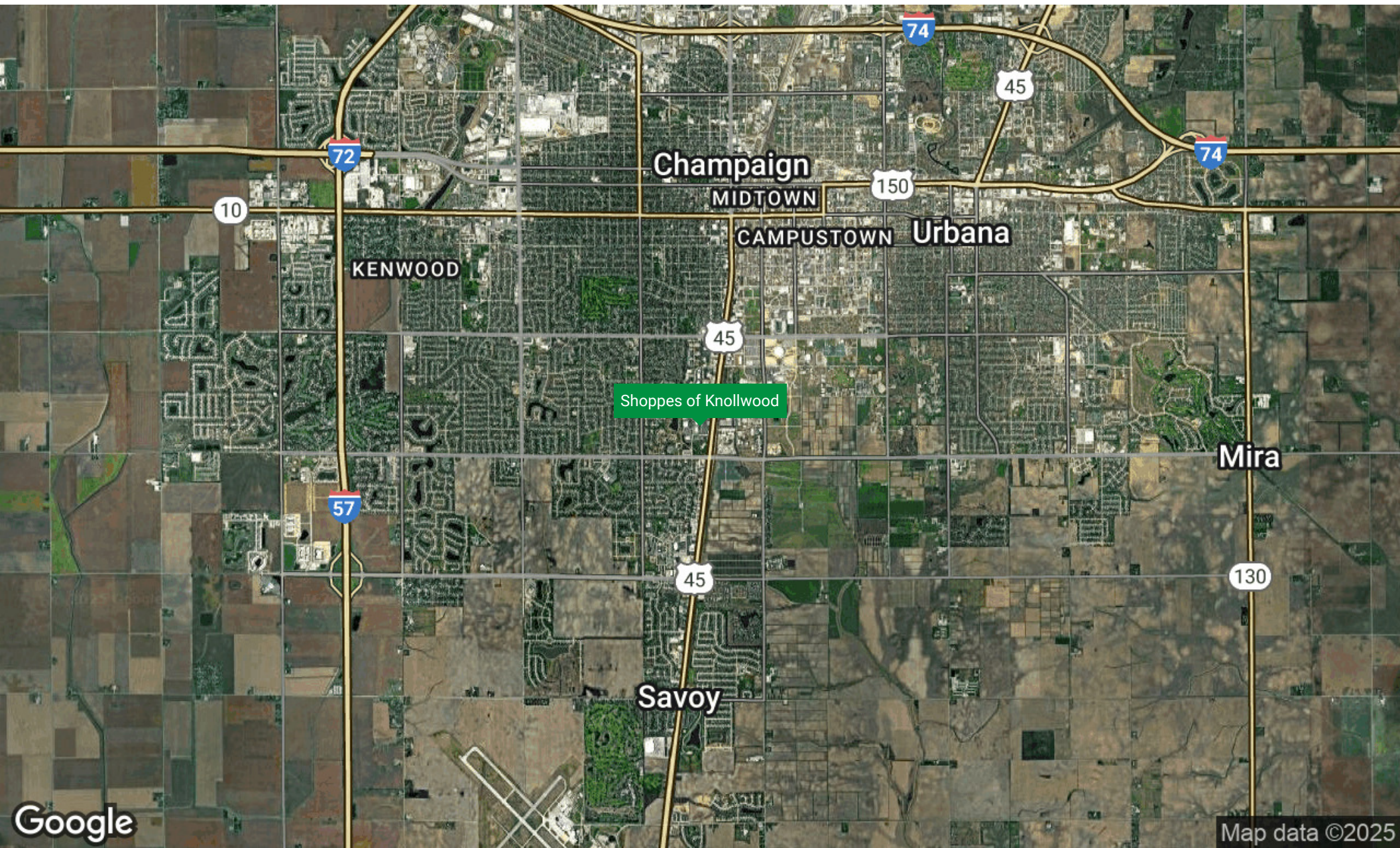
Andrew Picchietti
Vice President
847.602.2005
apicchietti@frontlinerepartners.com

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Associate Broker
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RETAIL PROPERTY FOR SALE

AERIAL MAP



Matthew Tarshis
Principal

847.780.8063
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Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

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Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

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Vice President

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Associate Broker

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aslovis@frontlinerepartners.com

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An aerial photograph of a commercial strip center with a large green number 3 overlaid in the center. The strip center features several storefronts, including a 'NATURAL GOURMET' store, and a large parking lot filled with cars. The background is filled with trees and other commercial buildings.

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DEMOGRAPHICS

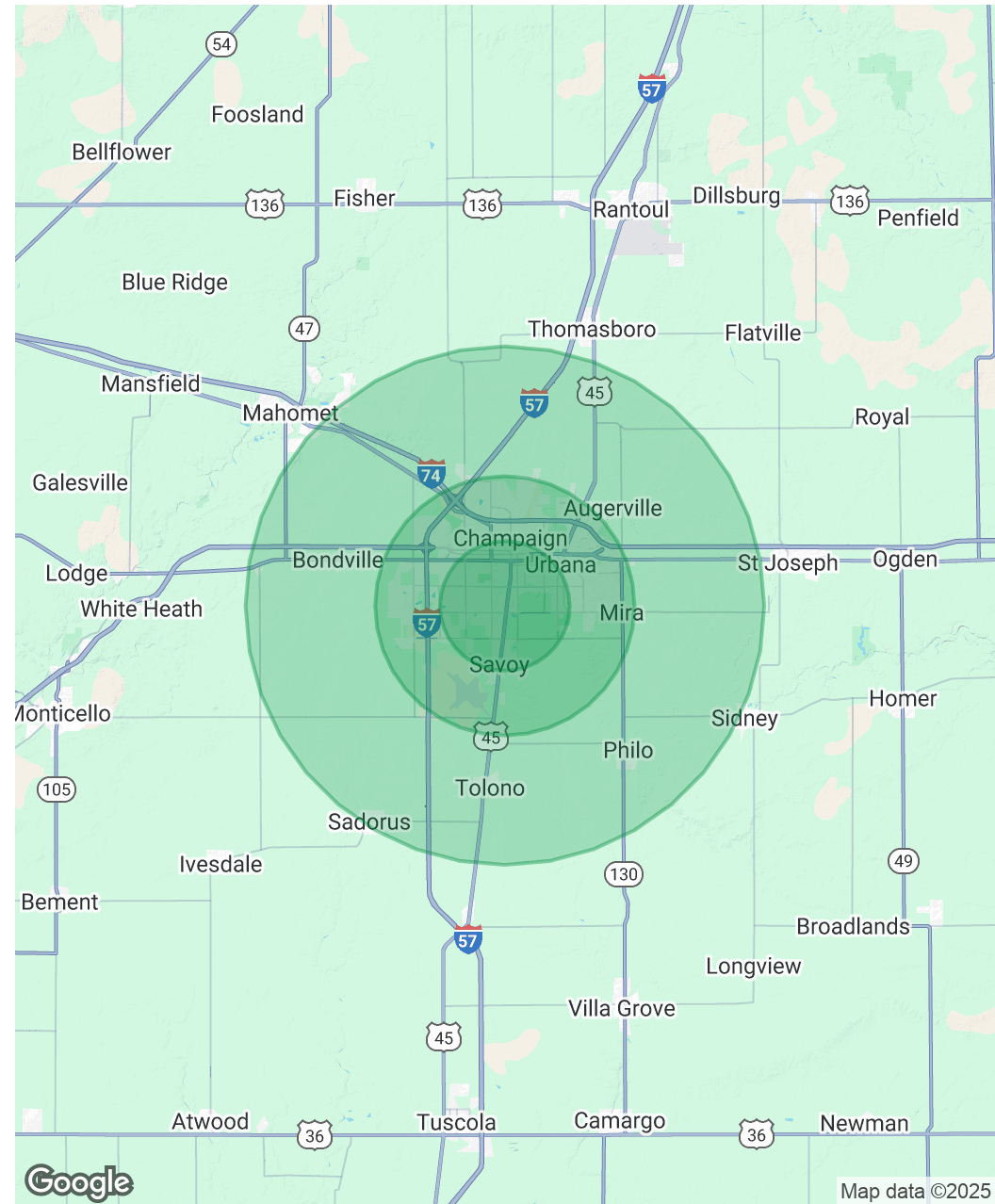
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	78,310	146,851	169,759
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	33	36	37

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	31,171	61,264	70,395
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$78,194	\$81,346	\$85,757
Average House Value	\$203,845	\$204,393	\$211,686

Demographics data derived from AlphaMap



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Vice President

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RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
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Executive Vice President

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arubin@frontlinerepartners.com

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Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



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ADVISOR BIOS



Matthew Tarshis

Principal

Direct: 847.780.8063 **Cell:** 847.542.9058
mtarshis@frontlinerepartners.com



Andrew Rubin

Executive Vice President

Direct: 224.628.4005 **Cell:** 224.628.4005
arubin@frontlinerepartners.com

IL #475.156642



Zack Pearlstein

Senior Vice President

Direct: 847.275.6106 **Cell:** 847.275.6106
zpearlstein@frontlinerepartners.com



Andrew Picchietti

Vice President

Direct: 847.602.2005 **Cell:** 847.602.2005
apicchietti@frontlinerepartners.com

IL #475168541

IL #475-181270



Andrew Slovis

Associate Broker

Direct: 847.989.6020 **Cell:** 847.989.6020
aslovis@frontlinerepartners.com

IL #475.215824

Frontline Real Estate Partners, LLC
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

main: 847.780.8065

fax: 847.919.3816

frontlinerepartners.com

SHOPPES OF KNOLLWOOD

2131 - 2211 South Neil Street Champaign, IL 61820

Matthew Tarshis

Principal

O: 847.780.8063

C: 847.542.9058

mtarshis@frontlinerepartners.com

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O: 224.628.4005

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arubin@frontlinerepartners.com

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